

TO LET - £12,000 per annum, exclusive plus service charge

Ground Floor Suite, Barnet House Dudley Court, Darlington, DL1 4GG

Ground Floor Office Suite with Parking – 1,092sq.ft.

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SITUATION/LOCATION

Dudley Court lies adjacent to Lingfield Way within Yarm Road Business Park approximately 3 miles east of Darlington town centre. Yarm Road Business Park is Darlington's premier trading estate and incorporates a diverse variety of commercial occupiers including Amazon, Northgate PLC, Mears PLC and EE amongst a range of other established businesses. The location affords swift access to the A66 linking with the A1M providing good road access across the region. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

PREMISES

Ground floor office suite available within this semi-detached modern office premises.

The suite comprises an open plan office with three partition office/meeting rooms finished to a modern specification incorporating a gas fired central heating system, sealed unit double glazed windows and suspended ceilings. There are shared male, female and disabled wc within the entrance lobby.

The offices are served with a private super-fast internet lease line which is available for connection by negotiation.

Externally there is parking for 4 cars.

TENURE

Leasehold

LEASE TERMS

A new lease is available on standard full repairing and insuring terms for a term of years to be agreed.

SERVICE CHARGE

There is a service charge payable towards communal repair and upkeep. Further information shall be provided by the Landlord.

ACCOMMODATION

Offices	98.98sq.m.	1,065sq.ft.
Kitchen	2.54sq.m.	27ft.
Net Internal Area	110.52sq.m.	1,092sq.ft.

COSTS

The incoming tenant will be responsible for Landlord's reasonable legal costs plus VAT.

APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

RATEABLE VALUE

We are advised by our client that the Rateable Value is:

£7,800.

On this basis the property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

VAT

We are advised by our client that VAT is applicable to the rent.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

TBC



18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

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